

## **ARTICLE 17-32**

### **Table of Uses**

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**Sec. 17-32-10. Preamble.**

(a) The uses allowed within each district are listed as a "use by right (marked as X)," "conditional use (marked as C)," "special use (marked as S)" or "temporary use (marked as T)" on the following table. If a listed use is not marked with an X, C, S or T in a particular zone district, that use is prohibited in such zone.

(b) The uses allowed in these districts are subject to all applicable standards set forth in the Zoning Regulations and the Subdivision Regulations. (Ord 1964, 2008)

**Sec. 17-32-20. Legend.**

<b>Type of Use</b>	Use by right	X
	Conditional use	C
	Special use	S
	Temporary use	T
	See approved Development Plan or C-3 for nonresidential uses and R-3 for residential uses	#
<b>Zone Districts</b>	Rural Estate	RE
	Single-Family Residential	R-1
	Single- and Two-Family Residential	R-1-A
	City Lot Residential	R-1-B
	Single- to Eight-Family Residential	R-2
	Multiple Family Residential	R-3
	Mobile Home	MH
	Downtown	DT
	Mixed Use Neighborhood Center	MU-NC
	Mixed Use Commercial Center	MU-CC
	Mixed Uses Regional/Employment Center	MU-R/EC
	Planned Unit Development Overlay	PUD

<b>Zone Districts (cont'd)</b>	South 4th Avenue Corridor Overlay	S4CR
	South 4th Avenue Gateway Overlay	S4GW
	Commercial Office	CO
	Local Retail	C-1
	Restricted Retail and Services	C-2
	General Retail and Services	C-3
	Business Park	BP
	Light Industrial	I-1
	Heavy Industrial	I-2
	Mineral Extraction	ME
	Flood Plain Control Overlay	FC
	Public Land	PL
	Open Space and Parks	OPEN
	Agricultural Residential	A/R
	Agricultural Estate	A/E
<p>Notes:</p> <p>Specific land uses, for which the Zoning Official is unable to make a final determination, may be permitted upon a finding by the Director that the use is similar in character and impact to those specifically permitted within a zone district, when consideration is given to the goals and policies expressed in the Comprehensive Plan, or as may be amended; and to traffic and parking needs associated with the proposed use. If the Director and the applicant are unable to reach an agreement, the applicant may appeal the decision to the Board of Adjustment. If the applicant appeals to the Board of Adjustment, no fees will be assessed.</p> <p>For instances in which more than one land use is proposed for a specific property or building, the land use requiring the most stringent review process shall determine the type of review process required, or as may be determined by the Director.</p>		

(Ord. 1964, 2008; Ord. 2052 §4, 2010; Ord. 2061 §8, 2010)

**Sec. 17-32-30. Table of uses.**

Use Categories	Specific Uses	Zone Districts																										
		R E	R I	R I A	R I B	R 2	R 3	M H	D T	M U N C	M U C C	M U R / E C	P U D	S 4 C R	S 4 G W	C O	C 1	C 2	C 3	B P	I 1	I 2	M E	F C	P L	O P E N	A / R	A / E
COMMERCIAL USES																												
Lodging	Bed and breakfast	C				C	C		X	X	X	X	#	X	X	X	X	X	X								C	C
	Boarding or rooming house					C	C		X	X	X	X	#	X	X		X	X	X								C	C
	Hotel and motel								X		X	X	#					X	X	X								
Office	Clinic, medical and dental								X	X	X	X	#	X	X	X	X	X	X	X	X							
	Professional and administrative office								X	X	X	X	#	X	X	X	X	X	X	X	X	X			X			
Pet Services	Animal shelter										X	X	#						X	X	X	X	C		X			
	Cemetery (pet)												#												C	C		
	Daycare (pet)									X	X	X	#						X	X	X							
	Groomer								X	X	X	X	#		X	X	X	X	X	X	X							
	Kennel (indoor)										X	X	#						X	X	X	X	C		X			
	Kennel (outdoor)												#									C	C	C	C		C	C
	Pet shop								X	X	X	X	#	C	X			X	X	X	X							
	Veterinary clinic								X	X	X	X	#		C		C	X	X	X	X							

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Use Categories	Specific Uses	Zone Districts																											
		R E	R I	R 1 A	R 1 B	R 2	R 3	M H	D T	M U N C	M U C C	M U R / E C	P U D	S 4 C R	S 4 G W	C O	C 1	C 2	C 3	B P	I 1	I 2	M C	F C	P L	O P E N	A / R	A / E	
COMMERCIAL USES (Cont'd)																													
Recreation and Entertainment	Amusement facility										C	X	#									X			C				
	Automobile and animal race track												#										C		C				
	Campground												#												C	C	C	C	
	Convention center								X			X	#						X	X						X			
	Event center								X	C	X	X	#					X	X	X	X					X			
	Gaming facility								C			X	#							C									
	Golf course										C	X	#								C			X	X	X	X		
	Gun and archery range												#										C	C	C	C	C		
	Health and fitness center								X	X	X	X	#					X	X	X	X					X			
	Hunting and fishing preserve												#											X	X	X	X	X	X
	Nightclub and dance hall								C		X	X	#							C		C							
	Recreation facility, outdoor								C	C	X	X	#						C	X	C	X			C	C	C		
	Recreation facility, indoor								C	C	X	X	#						C	X	C	X				C			

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COMMERCIAL USES (Cont'd)																													
Recreation and Entertainment (cont'd)	Riding stable											X	#											C	C	C	C	C	C
	Rodeo arena											X	#											C	C				
	RV campground											X	#											C	C				
	Studio (dance, gymnastics, fine arts, arts and crafts and martial arts)								X	X	X	X	#	X	X	X	X	X	X	X	X					X			
	Theater, drive-in, movie (outdoor)											C	#						C		C			C					
	Theater, movie								X		X	X	#					X	X										
Restaurant	Coffee shop								X	X	X	X	#	C	X	X	X	X	X	C	X								
	Delicatessen								X	X	X	X	#		X	X	X	X	X	C	X								
	Restaurant								X	X	X	X	#		C		X	X	X	C	X								
	Restaurant, drive-in or drive-through								C		X	X	#				C	X	X	C	X								
	Restaurant, take-out and/or delivery								X	X	X	X	#					X	X	C	X								
	Tavern, cocktail lounge, or bar								C	C	X	X	#					C	C	C	C								

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COMMERCIAL USES (Cont'd)																												
Retail	Alcohol sales							X	C	X	X	#				X	X	X	C	X								
	Auction house (not including livestock)										X	#						X	C	X								
	Auction yard (not including livestock)										C	#								C	X		C					
	Auto accessory and supply								C	X	X	#					X	X		X	X							
	Convenience store (not including gasoline station)							C	X	X	X	#				C	X	X	C	X	X							
	Flea market											C	#						C		X			C				
	Grocery store (less than 50,000 sq. ft.)							X	X	X	X	#		C		X	X	X	C									
	Grocery store, large (50,000 sq. ft. or more)							C		X	X	#					X	X	C	X								
	Heavy machinery and industrial sales											C	#						C		X	X						

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COMMERCIAL USES (Cont'd)																												
Retail (cont'd)	Home and garden hardware and supply								X	C	X	X	#					X	X		X							
	Landscaping materials supply											C	#								X	X		C				
	Pawnshop												#					C	C									
	Pawnshop with outdoor storage												#						C		C	X						
	Retail store (less than 50,000 sq. ft.)								X	X	X	X	#	C	X		X	X	X	C	X							
	Retail store, large (50,000 sq. ft. or more)								C		X	X	#					X	X	C	X							
	Secondhand store								C	C	X	X	#				C	X	X		X							
	Tobacco sales								C	C	C	X	#					C	X									
Services	Bail bonds business										C	C	#					C	C									
	Bank, drive-through								X		X	X	#					X	X	C								
	Bank, finance and loan company								X	X	X	X	#		X	X	X	X	X	X	X							

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COMMERCIAL USES (Cont'd)																												
Services (cont'd)	Check cashing business									C	X	X	#					C	C									
	Funeral home, parlor							X		X	X	#		C	C	X	X	X	X									
	Funeral home, parlor (crematorium)							C		C	C					C	C	X										
	Home and business service (dispatched)							X	X	X	X	#	C	X			X	X	X	X								
	Home and business services (dispatched with outdoor storage)									X	X	#					X	X	X	X	X							
	Dry cleaning facility							X	X	X	X	#				X	X	X	C	X								
	Laundry, self-service							X	X	X	X	#				X	X	X		X								
	Personal services							X	X	X	X	#	X	X	X	X	X	X	C	X								
	Print shop							X	X	X	X	#		X	X	X	X	X	X	X	X							
	Printing and publishing establishment							X		X	X	#							X	X	X	X						

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COMMERCIAL USES (Cont'd)																													
Services (cont'd)	Repair shop (not including vehicles)								X	X	X	X	#					X	X	X		X							
	Tattoo and/or body piercing establishment								X		X	X	#					X	X		X								
	Taxidermy											C	X	#						X		X						X	X
Shopping Center	Shopping center, community								X		X	X	#					X	X	C									
	Shopping center, neighborhood								X	X	X	X	#				C	X	X	C	X								
	Shopping center, regional								X			X	#						X	C									
Vehicles Sales and Services	Carwash (not including fuel station or convenience store)										X	X	#					X	X	C	X								
	Gasoline station (fuel only)								C		X	X	#					C	X	C	X	X			C				
	Gasoline station (with convenience store)								C		X	X	#					C	X	C	X	X							

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COMMERCIAL USES (Cont'd)																												
Vehicles Sales and Services (cont'd)	Gasoline station (with car wash)								C		X	X	#					C	X	C	X	X			C			
	Gasoline station (with service station)								C		X	X	#					C	X	C	X	X			C			
	Repair, motor vehicle, major										C	X	#					C	X		X	X						
	Repair, motor vehicle, minor										X	X	#					X	X	C	X	X						
	Sales and rental, automobile (vehicles up to 1.5 tons)											X	#						X	C	X	X						
	Sales and rental, large vehicle(vehicles greater than 1.5 tons)											C	#						C		X	X						
	Sales and service, mobile home							S				C	#						C		X	X						
	Sales and service, motorcycle								C		C	X	#					C	X		X							

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COMMERCIAL USES (Cont'd)																													
Other Commercial	Laboratory for research and testing (not including animals or hazardous materials)								X		X	X	#					X	X	X	X	X				X			
	Sexually oriented business												#								C								
	Truck stop												#						C		X	X							
INDUSTRIAL USES																													
Food Production and Processing	Meat processing, packing and slaughter												#									C							
	Processing, bottling and distribution											X	#							X	X	X							
Gas, Oil and Petroleum	Drilling												#							C	X	X	X	X	C	C	X	X	
	Production, processing and manufacture												#									X	X	C					

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INDUSTRIAL USES (Cont'd)																												
Gas, Oil and Petroleum (cont'd)	Storage of gases or liquefied petroleum gases (in approved portable metal cylinder for storage or sale)	C										C	#						C	C	X	X	X	C	C		X	X
	Support and service facility, gas, oil and petroleum											C	#						C	C	X	X	X	C			C	C
Manufacturin g and Fabrication	Arts and crafts and fine arts								X		C	X	#					X	X	X	X							
	Hazardous materials												#									C						
	Manufacturing, heavy												#									X						
	Manufacturing, medium												#							C	C	X						
	Manufacturing, light											X	#							C	X	X						

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INDUSTRIAL USES (Cont'd)																												
Resource Extraction, Production, Storage and Distribution	Asphalt or concrete mixing plant												#								S	X	S	S	S			
	Lumber mill												#								C	X		C				
Resource Extraction, Production, Storage and Distribution (cont'd)	Lumber yard												#						C		X	X		X				
	Mineral extraction												#										X	X				
	Storage of natural resources or raw materials												#								X	X	X	X	C	C		
Wholesaling, Storage and Warehousing	Cold storage											X	#							C	X	X						
	Hazardous materials												#									C						
	Mini-storage											X	#							C	X	X						
	Outdoor storage											C	#								X	X	X	S				
	RV and large vehicle storage											C	#								X	X						
	Warehousing and wholesaling											X	#							C	X	X						

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INDUSTRIAL USES (Cont'd)																												
Other Industrial	Crematorium											C	#							C	X	X						
	Laboratory for research and testing (including animals or hazardous materials)											C	#									C			C			
	Dry cleaning plant											C	#								X	X						
	Machine and sheet metal shop											X	#								X	X						
	Repair, heavy equipment											C	#								X	X						
	Salvage, dismantling or junk yard												#										C					
	Waste-related use (not including junk yard or land fill)												C	#								X	X			C		

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PUBLIC, INSTITUTIONAL USES																												
Child care	Child care center	C	C	C	C	C	C	C	X	X	X	X	#	C	C	C	X	X	X	X					C		C	C
	Family child care home, large	X	C	C	C				C	X	X	X	#	C	C												X	X
	Family child care home, small	X	X	X	X	X	X	X	X	X	X	X	#	X	X												X	X
Commercial Mobile Radio Service Facility	Freestanding tower								C		C	C	#				C	C	C	C	C	C	C	C	C	C	C	C
	Wall-mounted or building roof						C		C	X	X	X	#			X	X	X	X	X	X	X	X	X	X	X	X	X
Health Care	Ambulance facility								X	C	X	X	#			C	X	X	X	X	X	X			X			
	Hospital								X		C	X	#			C	C	X	X	X	X				X			
	Senior living facility, nursing (see also group living)						X		X	C	X	X	#				X	X	X	X								
	Sanatorium					C	C		C		C	C	#				C	C	C	C								
Public and Institutional	Cemetery and columbarium												#												C	C		
	Church and place of worship	C	C	C	C	C	C		C	X	X	X	#	C	X	X	X	X	X		C						C	C

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PUBLIC, INSTITUTIONAL USES (Cont'd)																													
Public and Institutional (cont'd)	Fire station	C	C	C	C	C	C	C	X	X	X	X	#	C	C	X	X	X	X	X	X	X			X		C	C	
	Lands devoted to soil conservation, forestry and wildlife management programs												#										X	X	X	X	X	X	
	Library								X	X	X	X	#			X	X	X	X	X					X				
	Lodge, fraternal and social organization								X	C	X	X	#				C	X	X		X								
	Morgue								C			X	#						C	C	X	X			X				
	Museum								X	X	X	X	#			X	X	X	X	X	X	X			X				
	Park and open space	X	X	X	X	X	X	X	X	X	X	X	#	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Police station	C	C	C	C	C	C	C	X	X	X	X	#			X	X	X	X	X	X	X	X			X		C	C
	Post office								X	X	X	X	#			X	X	X	X	X	X	X	X			X			
Public Utilities	Power plant											C	#								C	X			C				
	Public utilities facility										C	C	#						C	C	X	X	C	C	X				

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PUBLIC, INSTITUTIONAL USES (Cont'd)																												
Public Utilities (cont'd)	Public utility storage yard and service station											C	#							C	X	X	C	C	X			
	Radio and TV broadcasting station								X		X	X	#					X	X	X	X				C			
	Radio and TV tower (setback from property line 1.5 times the height of the tower)								C			C	#						C	C	C	C	C	C	C	C		
	Transmission lines	C	C	C	C	C	C	C	C	C	C	C	#	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Water and/or sewer treatment plant											C	#							C	C	X	C	C	C			
	Water reservoir	C											C	#							C	X	X	X	X	X	X	X
School	Public, private, parochial	C	C	C	C	C	C	C	X	C	X	X	#	C	C	C	X	X	X	X	X				X		C	C
	University and college								X	C	C	X	#			C	C	X	X	X	X				X			
	Vocational, trade, business								X	C	X	X	#			C	X	X	X	X	X							

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		R E	R I	R I A	R I B	R 2	R 3	M H	D T	M U N C	M U C C	M U R / E C	P U D	S 4 C R	S 4 G W	C O	C 1	C 2	C 3	B P	I 1	I 2	M C	F C	P L	O P E N	A / R	A / E
PUBLIC, INSTITUTIONAL USES (Cont'd)																												
Transportation	Airport/ heliport and airstrip/ helipad											C	#							C	C	C		C	C	C		
	Bus stop	X	X	X	X	X	X	X	X	X	X	X	#	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Bus terminal								C		C	X	#						X	X	X	X			X			
	Commuter rail station								X		C	X	#					C	X	X	X	X			X	C		
	Light rail station								X		X	X	#			C	C	X	X	X	X	X			X	C		
	Parking lot	C	C	C	C	C	C	C	X	X	X	X	#	X	X	C	X	X	X	X	X	X	X	C	C	X		
	Parking structure								X		X	X	#			C	X	X	X	X	X	X			X			
	Railroad yard												#								X	X		C	C			
Other Public, Institutional Uses	Landfill, sanitary (certificate of designation from City Council required)											#								C	C	C	C	C				
RESIDENTIAL USES																												
Dwelling	Live/work								X	X	X	X	#	X	X												X	X
	Manufactured home	X	X	X	X	X	X	X					#														X	X
	Mobile home							X					#															
	Multiple					X	X		X		X	X	#		X													

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Use Categories	Specific Uses	Zone Districts																											
		R E	R I	R I A	R I B	R 2	R 3	M H	D T	M U N C	M U C C	M U R / E C	P U D	S 4 C R	S 4 G W	C O	C 1	C 2	C 3	B P	I 1	I 2	M C	F C	P L	O P E N	A / R	A / E	
RESIDENTIAL USES (Cont'd)																													
Dwelling (cont'd)	Residence above/behind commercial or office								X	X	X	X	#																
	Single-family, attached			X	X	X	X			X	X	X	#	X	X														
	Single-family, detached	X	X	X	X	X					X	X	#	X													X	X	
Group Living	Emergency shelter								C		C	C	#					C	C		C					C			
	Group home	X	X	X	X	X	X		X		X	X	#	X	X											C		X	X
	Residence, protective	X	X	X	X	X	X		X		X	X	#													C		X	X
	Residence, rehabilitation					C	C		C		C	C	#								C					C		C	C
	Senior living facility, assisted					X	X		X	X	X	X	#				X	X	X	X									
	Senior living facility, independent					X	X		X	X	X	X	#				X	X	X	X									
	Senior living facility, nursing						X		X		X	X	#				X	X	X	X									

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Use Categories	Specific Uses	Zone Districts																										
		R E	R I	R 1 A	R 1 B	R 2	R 3	M H	D T	M U N C	M U C C	M U R / E C	P U D	S 4 C R	S 4 G W	C O	C 1	C 2	C 3	B P	I 1	I 2	M C	F C	P L	O P E N	A / R	A / E
AGRICULTURAL USES																												
Agricultural Support Business and Services	Animal confinement operation												#									C		C			C	C
	Grain elevator												#								X	X		C			C	C
	Veterinary clinic, livestock												#								X	X					C	C
Farming	Farm	C											#										C	C			X	X
	Fish hatchery												#								X	X	C	C	C			
	Nursery and greenhouse, commercial											X	#						X		X	X					C	C
ACCESSORY USES																												
	Airport and airstrip	C										C	#							C				C	C		C	C
	Accessory building	X	X	X	X	X	X	X	X	X	X	X	#	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Apiculture (beekeeping)												#														X	
	Barn and stable	X											#										C	C	C		X	X

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Use Categories	Specific Uses	Zone Districts																											
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ACCESSORY USES (Cont'd)																													
	Beverage (including alcohol) and food production, warehousing and/or wholesaling								X		X	X	#							X	C								
	Catering service								X	X	X	X	#		x		X	X	X	C									
	Drive-through facility								C	C	X	X	#				C	X	X	C	X	X							
	Dwelling, accessory								X	X	X	X	#	X	X						X	X	C				X	C	
	Dwelling, caretaker																				X	X	C				X	X	
	Heliport and helipad								C			C	#							C	C	C	C		C	C	C		
	Home occupation	X	X	X	X	X	X	X	X	X	X	X	#	X	X												X	X	
	Mobile home (sales, office or residential)												#								S	S	S				S	C	
	Parking structure								X		X	X	#				X	X	X	X	X	X	X			X			
	Retail sales, accessory									X	X	X	#	X	X					X	X	X			X		X	X	

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Use Categories	Specific Uses	Zone Districts																										
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ACCESSORY USES (Cont'd)																												
	Storage of gasoline, gasses or liquefied petroleum gases (in approved portable metal cylinder for use on property)	C							C	C	C	X	#			C	C	C	X	X	X	X	X	C	X	C	X	X
TEMPORARY USES																												
	Auction, indoor (including livestock)												#								T	T	T	T	T	T	T	T
	Auction, indoor (not including livestock)								T		T	T	#			T	T	T	T	T	T	T	T	T	T	T	T	T
	Auction, outdoor (including livestock)												#								T	T	T	T	T	T	T	T
	Auction, outdoor (not including livestock)								T		T	T	#					T	T	T	T	T	T	T	T	T	T	T
	Automobile sale (up to 1.5 tons)								T		T	T	#					T	T	T	T	T	T	T	T	T		

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Use Categories	Specific Uses	Zone Districts																											
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TEMPORARY USES (Cont'd)																													
	Carnival, circus, fair, festival and rodeo								T		T	T	#							T	T	T	T	T	T	T	T	T	T
	Construction and sales trailer	T	T	T	T	T	T	T	T	T	T	T	#	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Farmer's market								T	T	T	T	#			T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Fireworks stand												#						T		T	T							
	Flea market								T				#						T	T	T	T	T	T	T	T	T	T	T
	Garage sale	T	T	T	T	T	T	T	T	T	T	T	#	T	T										T	T		T	T
	Landfill (clean fill only, less than 15' high, 1 acre dry pit)	T	T	T	T	T	T	T	T	T	T	T	#	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Large vehicle sale (greater than 1.5 tons)								T			T	#							T	T	T	T	T	T	T			
	Mobile vending unit	T	T	T	T	T	T	T	T	T	T	T	#	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Roadside stand								T	T	T	T	#			T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Theater production								T	T	T	T	#			T	T	T	T	T			T	T	T	T	T	T	T

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(Ord. 1964, 2008; Ord. 2052 §4, 2010; Ord. 2061 §8, 2010; Ord. 2101 §45, 2011; Ord. 2166 §4, 2013)



